

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



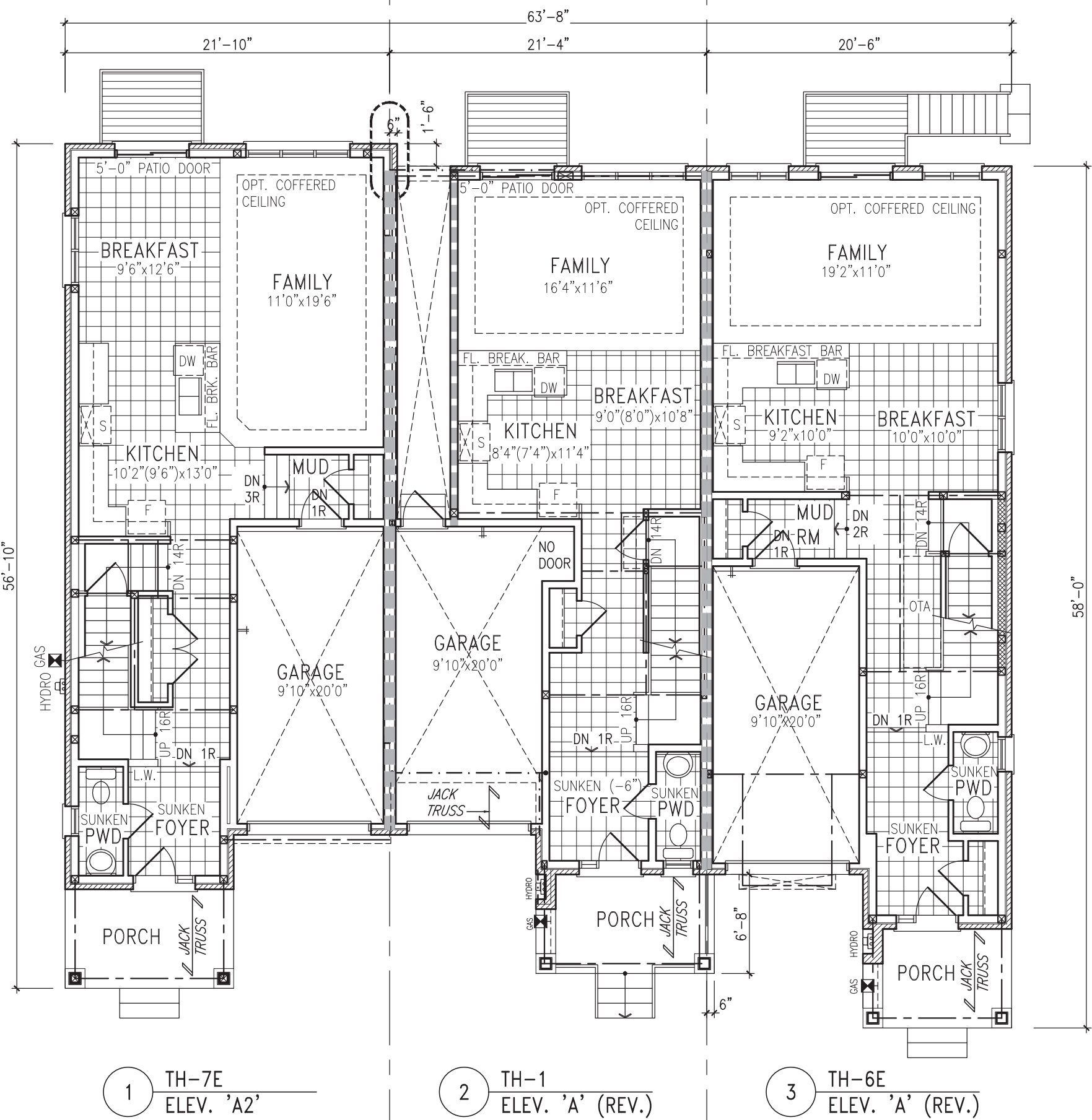
Town of Innisfil Building Dept Notes:

All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4

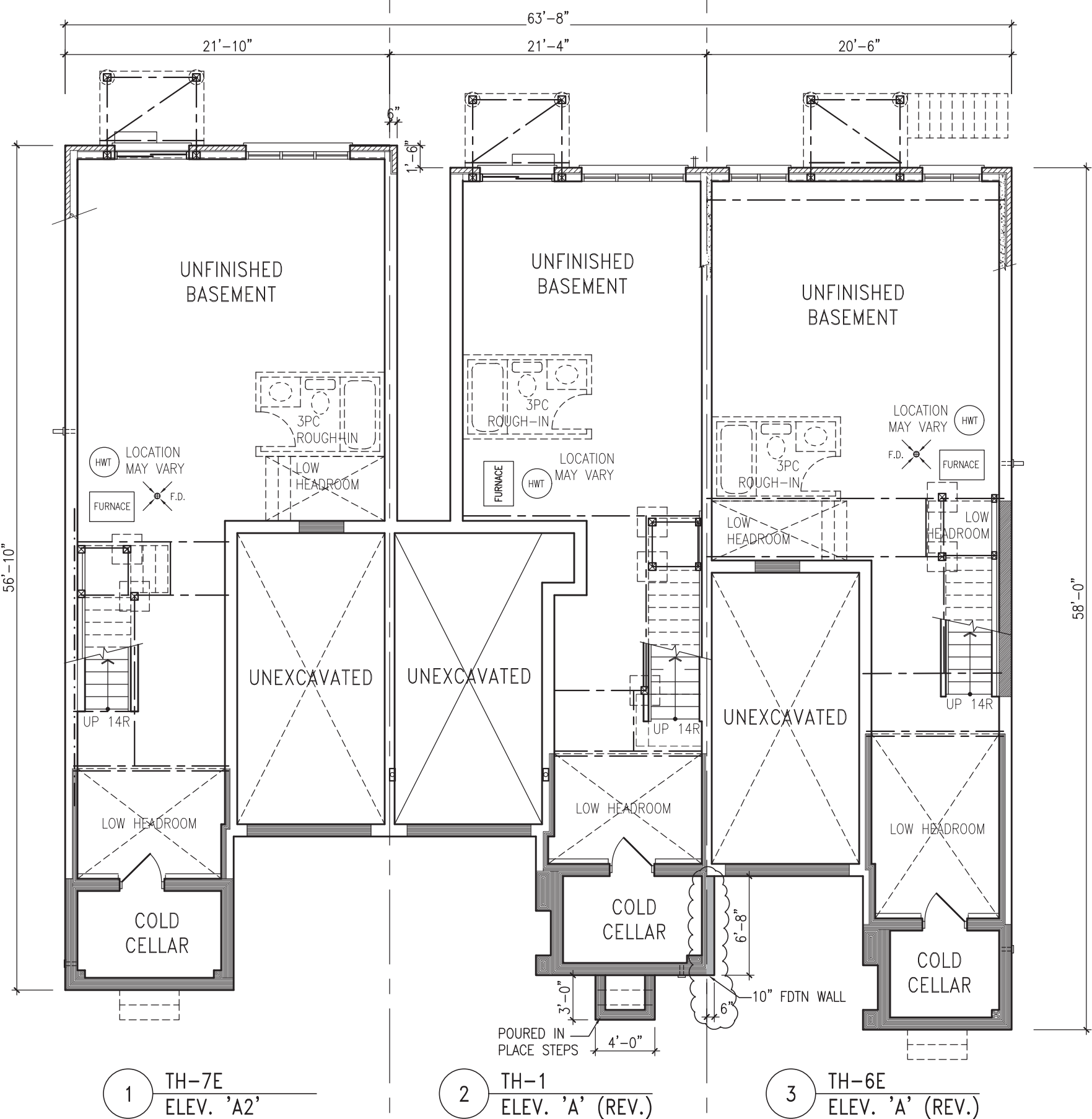
Main bathroom shall be designed as per 9.5.2

All construction subject to review by Town Building Inspectors

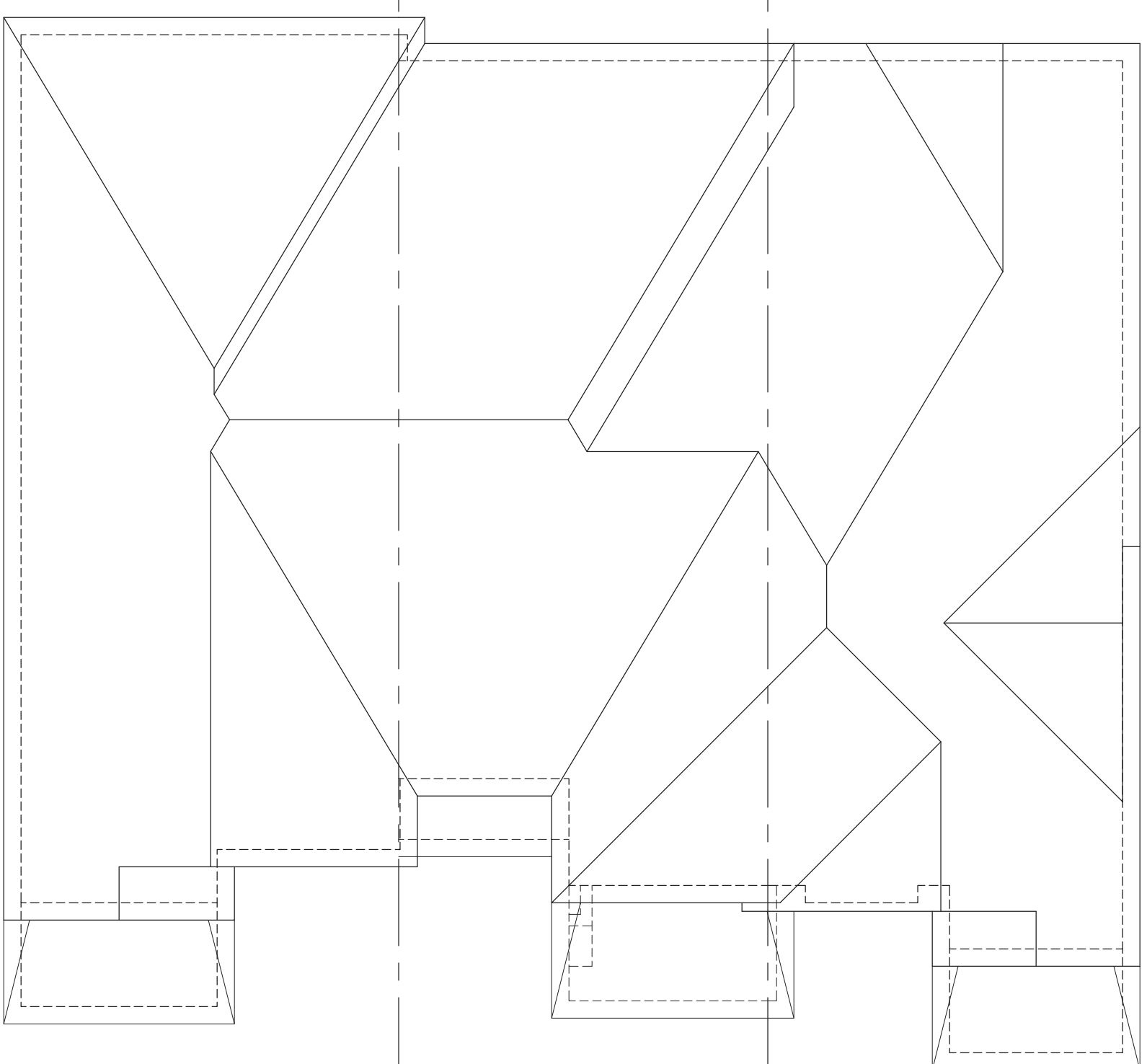
See comments on permit



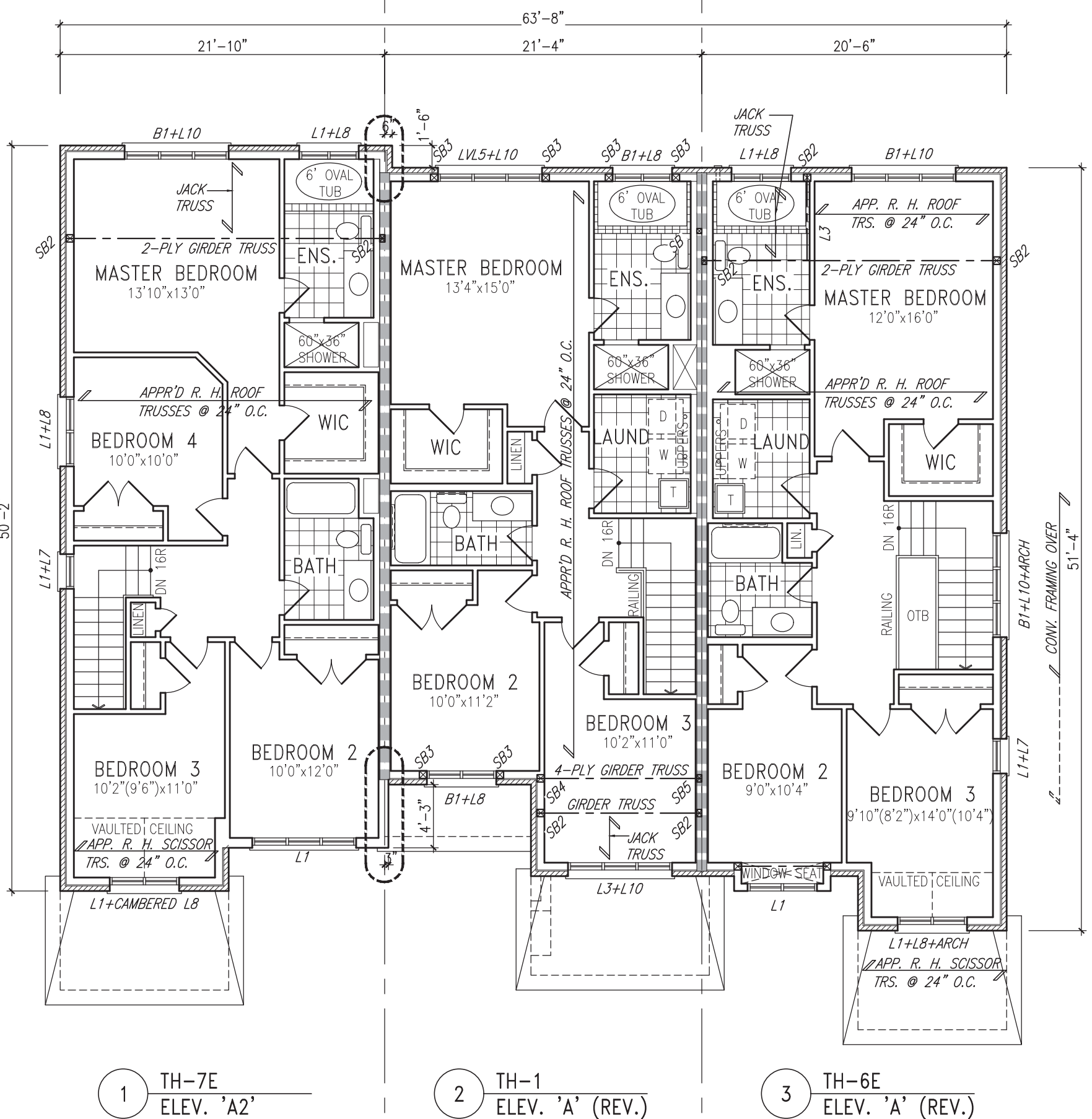
GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

APPROVED BY: ARCHITECTURAL CONTROL REVIEW
DATE: JUN. 29, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

BUILDING AREA
3297 S.F. (306.30 m²)

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
B7	5/38 x 184 (5/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
L12	150 x 100 x 10.0L (6" x 4" x 3/8"L)
L13	180 x 100 x 10.0L (7" x 4" x 3/8"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x9 1/2" (1-45x240)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL5A	4-1 3/4"x9 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)
LVL8	4-1 3/4"x11 7/8" (4-45x300)

- WINDOWS:**
- 1) **MINIMUM BEDROOM WINDOW - OBC 9.7.1.3.-**
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) **WINDOW GUARDS - OBC 9.7.1.6. & 9.8.8.**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
- 3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

- REFER TO INDIVIDUAL UNITS FOR THE FOLLOWING**
- GROUND FLOOR ROOF STRUCTURE
 - BASEMENT AND GROUND FLOOR LINTELS
 - GROUND FLOOR AND SECOND FLOOR STRUCTURE
 - DOUBLE VOLUME WALL LOCATION AND DETAILS
 - CONCRETE SLABS

NOTE:
ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK

10			
9			
8			
7			
6			
5			
4			
3	REVISED AS PER ARCH. CONTROL'S COMMENTS	JULY 05/18/AL	
2	REVISED AS PER ROOF TRUSS COMMENTS	MAY 15/18/WF	
1	ISSUED FOR TRUSS LAYOUT	MAR 26-18/RC	
no.	description	date	by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be copied.

VAS DESIGN

255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
t 416.630.2255
f 416.630.4782
vasdesign.com

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

The architect has reviewed and taken responsibility for the design and for the specifications and notes the requirements set out in the contract. Building Code is to be a design.

Specification Information

Wellington, Jan-Baptiste
VAS Design Inc.

25591
42588

BAYVIEW WELLINGTON

PROJECT NAME: **ALCONA SHORES**

PROJECT NO: **13049**

BLOCK 147

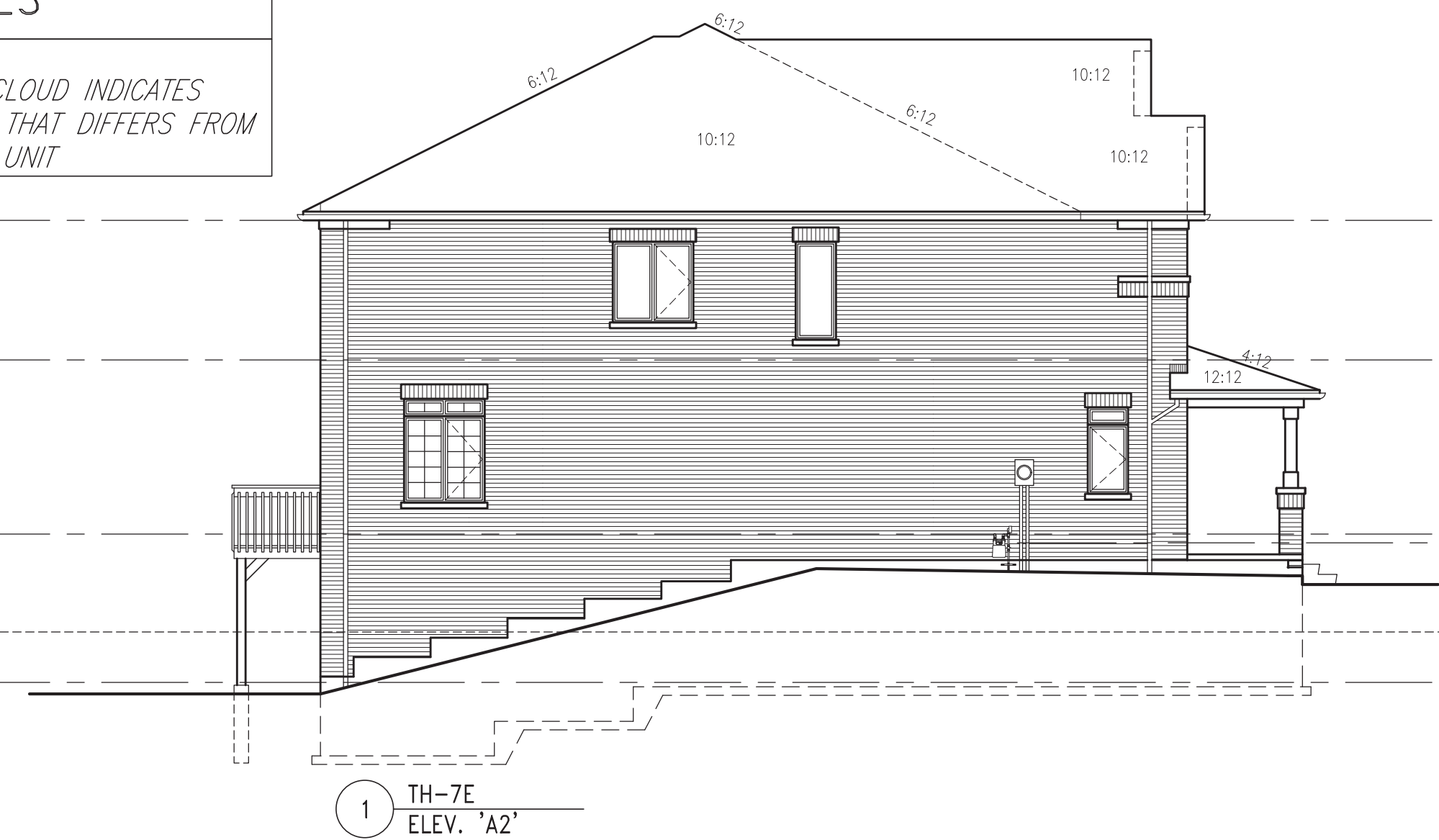
BLOCK PLANS & ROOF PLAN

DATE: **FEBRUARY 2018** 1/8" = 1'-0" 8147.1

BLOCK 147

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

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APPROVED BY:
DATE: JUN 25 2021
The stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

TOP OF PLATE	
TOP OF WINDOW	6'-10"
FIN. SECOND FLOOR	6'-1"
TOP OF TRANSOM	
TOP OF WINDOW	10'-2"
FIN. GROUND FLOOR	6'-10"
SUNKEN FOYER	
FIN. GRADE	
FIN. BASEMENT FLOOR	8'-7"

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FOLLOWING

-GROUND FLOOR ROOF
STRUCTURE

-BASEMENT AND GROUND
FLOOR LINTELS

-GROUND FLOOR AND
SECOND FLOOR
STRUCTURE

-DOUBLE VOLUME WALL
LOCATION AND DETAILS

-CONCRETE SLABS

NOTE:
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SECOND FLOOR LINTELS
SHOWN ON BLOCK

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4			
3			
2			
1			

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Wellsington Jao-Baptiste
VA3 Design Inc.

BAYVIEW WELLINGTON
project name
ALCONA SHORES
project no.
13049
project name
INNISFIL
project no.
13049-BLOCK1

BLOCK 147
BLOCK PLANS & ROOF PLAN
DATE: FEBRUARY 2018
checked by: 1/8" = 1'-0"
drawn by: B147.1
13049-BLOCK1

